

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

Application: Z-5-2014
Applicant: Lawrence Aposhian
Location: 6570 West 3500 South and 6586 West 3500 South
Size: 2.37 Acres

SYNOPSIS:

Petition to change the zoning from A, agricultural to C-1, neighborhood commercial.

BACKGROUND:

Mr. Aposhian has submitted a zone change application for two parcels totaling 2.37 acres located at 6570 and 6586 West 3500 South. The properties are currently zoned A, agricultural with a General Plan designation of mixed use (retail, office and high density residential). The proposed zone is C-1 (neighborhood commercial).

Surrounding zones include R-1-8 to the west and south and A to the north and east. Surrounding land uses include Aposhian Farm property to the north and east and single family residential on the remaining sides.

There is currently a home that is used as a rental property located on the parcel adjacent to 3500 South. The other parcel contains the garden center and greenhouse area for the Aposhian Farms retail business. If this application is approved, Mr. Aposhian plans to develop the property into a reception center and outdoor garden space. In the future, the rental home adjacent to 3500 South will be demolished and the garden space will be expanded on to the adjacent properties. Further development would include other neighborhood commercial/retail type uses (i.e, photography studio, small restaurant, dress shop, spa, etc.) that would help perpetuate a public non-profit garden type facility.

A copy of the concept plan is attached to this report. Also attached is a letter from the applicant that outlines the reasons why he is proposing the change. All other issues including but not limited to screening, landscaping, access, hours of operation, parking, off site improvements, etc., would be reviewed during the conditional use process.

RECOMMENDATION:

City staff and the Planning Commission recommend approval of the resolution subject to a development agreement.

SUBMITTED BY:

Jody Knapp, Zoning Administrator